

**ST. LOUIS COUNTY REAL ESTATE APPRECIATION RATES
AS INDICATED BY REPEAT SALES OF UNIMPROVED PARCELS**

(As Reported by Local and County Assessors)

UNIMPROVED

Updated June 2005

	1992 1st Quarter	1992 2nd Quarter	1992 3rd Quarter	1992 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	5.09%	5.43%	5.26%	4.89%	20.70%
Number of Appreciating Sales During That Quarter:	5	7	10	12	
	1993 1st Quarter	1993 2nd Quarter	1993 3rd Quarter	1993 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	4.89%	4.89%	4.89%	4.89%	19.56%
Number of Appreciating Sales During That Quarter:	12	14	14	16	
	1994 1st Quarter	1994 2nd Quarter	1994 3rd Quarter	1994 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	4.89%	5.43%	5.26%	4.89%	20.30%
Number of Appreciating Sales During That Quarter:	16	17	16	16	
	1995 1st Quarter	1995 2nd Quarter	1995 3rd Quarter	1995 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	5.26%	5.09%	4.73%	4.73%	19.64%
Number of Appreciating Sales During That Quarter:	16	19	18	20	
	1996 1st Quarter	1996 2nd Quarter	1996 3rd Quarter	1996 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	4.73%	4.69%	4.29%	3.19%	17.96%
Number of Appreciating Sales During That Quarter:	18	19	19	16	
	1997 1st Quarter	1997 2nd Quarter	1997 3rd Quarter	1997 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	3.19%	3.19%	3.72%	3.72%	13.82%
Number of Appreciating Sales During That Quarter:	16	14	14	14	
	1998 1st Quarter	1998 2nd Quarter	1998 3rd Quarter	1998 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	3.59%	3.72%	4.16%	5.39%	15.76%
Number of Appreciating Sales During That Quarter:	13	14	16	16	
	1999 1st Quarter	1999 2nd Quarter	1999 3rd Quarter	1999 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	6.48%	7.80%	9.13%	7.80%	31.20%
Number of Appreciating Sales During That Quarter:	15	16	16	12	
	2000 1st Quarter	2000 2nd Quarter	2000 3rd Quarter	2000 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	6.48%	5.25%	6.57%	9.12%	26.10%
Number of Appreciating Sales During That Quarter:	11	10	8	9	
	2001 1st Quarter	2001 2nd Quarter	2001 3rd Quarter	2001 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	4.43%	8.94%	8.09%	8.09%	32.36%
Number of Appreciating Sales During That Quarter:	9	14	13	9	
	2002 1st Quarter	2002 2nd Quarter	2002 3rd Quarter	2002 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	8.09%	9.78%	4.54%	2.05%	25.26%
Number of Appreciating Sales During That Quarter:	9	9	6	4	

	2003 1st Quarter	2003 2nd Quarter	2003 3rd Quarter	2003 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	2.05%	5.65%	5.65%	6.77%	22.60%
Number of Appreciating Sales During That Quarter:	4	7	5	2	

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Updated June 2005

	1990 1st Quarter	1990 2nd Quarter	1990 3rd Quarter	1990 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.61%	1.64%	1.61%	1.61%	6.44%
Number of Appreciating Sales During That Quarter:	5	12	17	23	
	1991 1st Quarter	1991 2nd Quarter	1991 3rd Quarter	1991 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.69%	1.71%	1.84%	1.84%	7.10%
Number of Appreciating Sales During That Quarter:	24	33	41	49	
	1992 1st Quarter	1992 2nd Quarter	1992 3rd Quarter	1992 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.85%	1.82%	1.83%	1.88%	7.36%
Number of Appreciating Sales During That Quarter:	68	97	129	144	
	1993 1st Quarter	1993 2nd Quarter	1993 3rd Quarter	1993 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.88%	1.83%	1.86%	1.84%	7.40%
Number of Appreciating Sales During That Quarter:	149	165	167	169	
	1994 1st Quarter	1994 2nd Quarter	1994 3rd Quarter	1994 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.70%	1.61%	1.54%	1.56%	6.34%
Number of Appreciating Sales During That Quarter:	170	173	166	171	
	1995 1st Quarter	1995 2nd Quarter	1995 3rd Quarter	1995 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.57%	1.51%	1.41%	1.42%	5.86%
Number of Appreciating Sales During That Quarter:	163	159	156	154	
	1996 1st Quarter	1996 2nd Quarter	1996 3rd Quarter	1996 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.41%	1.42%	1.43%	1.34%	5.66%
Number of Appreciating Sales During That Quarter:	152	147	145	133	
	1997 1st Quarter	1997 2nd Quarter	1997 3rd Quarter	1997 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.34%	1.34%	1.40%	1.40%	5.48%
Number of Appreciating Sales During That Quarter:	120	116	130	133	
	1998 1st Quarter	1998 2nd Quarter	1998 3rd Quarter	1998 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.45%	1.43%	1.45%	1.43%	5.76%
Number of Appreciating Sales During That Quarter:	140	145	152	157	
	1999 1st Quarter	1999 2nd Quarter	1999 3rd Quarter	1999 4th Quarter	Indicated Annual Apprec
Median Quarterly Appreciation:	1.44%	1.48%	1.55%	1.52%	6.00%
Number of Appreciating Sales During That Quarter:	158	167	167	162	
	2000 1st Quarter	2000 2nd Quarter	2000 3rd Quarter	2000 4th Quarter	Indicated Annual Apprec

Median Quarterly Appreciation:	1.47%	1.53%	1.47%	1.47%	5.88%
Number of Appreciating Sales During That Quarter:	160	168	163	160	
	2001	2001	2001	2001	Indicated
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual Apprec
Median Quarterly Appreciation:	1.45%	1.46%	1.45%	1.47%	5.82%
Number of Appreciating Sales During That Quarter:	147	145	146	129	
	2002	2002	2002	2002	Indicated
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual Apprec
Median Quarterly Appreciation:	1.47%	147.00%	1.47%	1.51%	5.96%
Number of Appreciating Sales During That Quarter:	126	127	107	111	
	2003	2003	2003	2003	Indicated
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual Apprec
Median Quarterly Appreciation:	1.54%	1.64%	1.59%	1.51%	6.26%
Number of Appreciating Sales During That Quarter:	107	98	80	67	
	2004	2004	2004	2004	Indicated
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual Apprec
Median Quarterly Appreciation:	1.52%	1.53%	1.48%	1.37%	6.00%
Number of Appreciating Sales During That Quarter:	60	57	34	23	